



SCOTT BROWNRIGG⁺

BARNES HOSPITAL RESIDENTIAL PLOT

DESIGN AND ACCESS STATEMENT
15 NOVEMBER 2021

PREPARED FOR
STAR LAND REALTY LTD
REVISION 5

N:\Projects\18387

This report has been prepared for the sole benefit, use and information of Star Land Realty Ltd for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

Revision	Description	Issued by	Date	Checked
01	Draft 1	OM	09/07/21	
02	Draft 2	OM	22/07/21	
03	Draft 3	OM	30/07/21	
04	Draft 4	OM	12/08/21	
05	Draft 5	OM	15/11/21	

Approved

Signature

Date

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CONTENTS

1.0	INTRODUCTION	5	8.0	TOWNSCAPE AND HERITAGE	59
2.0	SITE CONTEXT	11	9.0	MASTERPLAN & ACCESS STRATEGY	69
3.0	PLANNING HISTORY AND OPP	19	10.0	LANDSCAPE PROPOSALS	77
4.0	COMMUNITY CONSULTATION	31	11.0	RESIDENTIAL QUALITY	91
5.0	DESIGN EVOLUTION.....	35	12.0	ARCHITECTURE & MATERIALITY	105
6.0	PROPOSED MASTERPLAN	43	13.0	SUSTAINABILITY	127
7.0	SCALE & MASSING	49	14.0	CONCLUSION	131

1.0

INTRODUCTION

1.0

1.1 INTRODUCTION

This Design and Access Statement is prepared as part of the planning application submission in relation to the residential plot of the Barnes Hospital Site which received planning approval under the Outline Planning Permission (ref. 18/3642/OUT). This proposal seeks to optimise the site for residential use, in line with adopted and emerging policy.

The proposed development seeks to increase the height of Blocks B and C by an additional storey which reflects the height of the existing buildings on site while considering impact to neighbours and the surrounding context. The internal cores and building envelopes have been rationalised to reflect the low rise nature of the buildings and improve communal access control and reduce ongoing management charges. These changes result in an uplift of 26 additional residential units, bringing the total to 109 (including BTM's). In line with the Outline Planning Permission, 22% of the total residential units are proposed as affordable units, subject to viability.

1.2 PRE-APPLICATION PROCESS SUMMARY

We have undertaken a proactive and collaborative approach to engagement and entered into a Planning Performance Agreement (PPA) with the Council. As part of this process, a number of formal meetings and design workshops took place:

1. Pre-application Meeting 1, 5th November 2020 – introduced the proposals and the principle of a standalone application for the residential site. The initial scheme proposals included a single storey increase in height to Blocks A and B above the OPP parameters.
2. Pre-application Meeting 2, 4th March 2021 – the second meeting included the Council's Conservation Officer alongside the Case Officer and outlined the design development since the first meeting, in particular proposed increase in the height of Block C in line with that proposed for Blocks A and B.
3. Design Workshop 1, 30th April 2021 – a design workshop with the Case Officer, Conservation Officer and the Urban Design Officer whereby the proposals from the 2nd pre-app meeting were presented and discussed in detail.
4. Design Workshop 2, 19th May 2021 – a follow-up design workshop whereby the updated design (incorporating reduced massing to Block A) was discussed, with an additional focus on the detailed design elements of the scheme including elevation treatments, brick types, roofscape, gable ends and dormer windows.
5. Pre-application Meeting 3, 28th June 2021 – third meeting with Officers, including attendance from the Council's Affordable Housing and Planning Obligations/CIL teams, focussing on wider planning considerations including affordable housing, viability and accessibility.

At each stage of the pre-application process the design team sought to respond to comments raised and further refine the scheme accordingly.

The details of pre-application process are covered in the Design Evolution Section and also in Planning Statement by Avison Young. Below is the summary of pre-application meetings feedback.

The feedback confirmed that the principle of optimising residential use is supported, subject to design, residential quality, environmental and amenity testing and heritage.

The type of application (full standalone) was considered acceptable on the basis that a holistic approach to the redevelopment of the wider site, in terms of land use, could be maintained as required by the site's allocation and through adopting design principals founded by the Outline Consent. Additionally further consideration/information was requested regarding the demolition of buildings on the boundary of the SEN, including the impact on any conditions/obligations triggered upon demolition within the original planning permission.

1.3 THE PROJECT TEAM

Client - Star Land Realty UK Ltd

Development Manager - LS Estates Ltd

Project Manager & Employers Agent - Beadmans

Cost Consultant - Beadmans

Architect - Scott Brownrigg

Landscape Architect - Exterior Architecture

Planning Consultant - Avison Young

Building Services Engineer - Flatt Consulting

Structural & Civils Engineer - Robert Bird Group

Traffic & Highways - Motion

Arboriculture Consultant - Crown Tree Consultancy

1.4 LAND OWNERS AND DEVELOPMENT MANAGERS

Star Land Realty UK Ltd, is a 50:50 joint venture between Aurum Investments Ltd and Lee Kim Tah Holdings Ltd, both from Singapore.

The company with the assistance of LS Estates as Development Managers have purchased from the NHS Trust in March 2019 the Residential Plot of the Barnes Hospital site.

Aurum Investments is a subsidiary of Woh Hup Holdings, a successful privately owned construction company operating from Singapore with a 2,500 workforce and turnover of over £1bn. Aurum looks to invest in start ups and human centric proptechs with a focus to empower change and facilitate growth for business, professionals, individuals and its investments.

Lee Kim Tah is a property investment and development group with real estate investments across the globe including Singapore, UK, Germany, India, China, Indonesia and Australia.

Both company's owners have known and worked in partnership for many years and have several co investments in the UK including residential developments in Little Venice (45 units), Maida Vale (12 units), St John's Wood (165 units), Newmarket (21 units) and Basingstoke (120 units). They have further ambitions for residential development in the UK and wish to build a strong and reputable brand. The Barnes Hospital site offers the opportunity to provide quality housing that will satisfy their intentions.

LS Estates are a real estate company based in central London, who have been working with Woh Hup and Lee Kim Tah for over 4 years. The Directors, Mark Swetman and Duncan Trench have extensive experience of developing commercial and residential real estate in the UK, Ireland and Europe, delivering over 15million sf of real estate while working at Hammerson, Hines, Development Securities and U+I PLC. LS Estates share the objective of their client to make Barnes Hospital an exemplar project, with a focus on quality and an agenda for an environmentally responsible and sustainable development.

All parties have shown their intentions by appointing a highly professional and experienced consultant team to deliver the project and maintain the integrity of the planning consent

List of UK Projects

One Warrington Gardens, Little Venice, London W9

Residential development comprising 38 apartments, 3 penthouses, 4 marionettes, communal gardens and a basement car park. Completed in 1995.

One Morshead Road, Maida Vale, London W9

Character residential development comprising 12 two and three bedroom apartments. Completed in 1996.

Templar Court and Squire Gardens, St John's Wood Road, London NW8

Residential development comprising 34 apartments, 9 townhouses, central landscaped courtyard and basement car park. Completed in 1997.

The Pavilion Apartments, St John's Wood, London NW8

Residential development comprising 122 apartments, penthouses and a basement car park. Completed in 2000.

West Smithfield, London EC1

Refurbishment development consisting of offices and A3 space. Completed in 2001.

Meadowcroft, Newmarket

Residential development comprising 17 apartments and 4 townhouses. Completed in 2003.

The Grove, Newmarket

Completed in 2005.

Aurum Green, Chineham, Hampshire, RG24

New residential development comprising of 78 2-5 bedroom homes.

1.5 ARCHITECT - SCOTT BROWNRIGG

Scott Brownrigg is a collaborative international design practice specialising in architecture, masterplanning, urbanism and interior design.

We enrich lives through the built environment.

“We believe that the actions of every member of staff can make a positive difference to the environment and that every project is an opportunity to protect and enrich the environment to create a better world.”

“We are signatories of the Architects Declare movement, and the RIBA 2030 Climate Challenge and are one of few architects to have signed up to the UN Global Compact. These commitments inform our environmental objectives and targets.”



Kidderpore Avenue, Hampstead, London Borough of Camden (Winner of the ‘Best Conversion’ in Evening Standard New Homes Awards’ & winner of the ‘Silver Award for the Best Renovation’ category at the What House Awards)



Vista, Battersea, London Borough of Wandsworth (Commedned for Sunday Times British Homes Award)



Cambium, Southfields, London Borough of Wandsworth (Shortlisted for ‘Resi Development of the Year’ Award & ‘Sunday Times British Homes’ Award)



The Woods, Woburn, Bedfordshire (Winner of ENES for Energy Efficiency)

